



TOWN OF TRURO
Housing Authority
P.O. Box 2030, Truro, MA 02666-2030

Minutes of the Truro Housing Authority (THA)
Thursday, May 12, 2016

THA Members Present: Carl Brotman (chair), Jay Vivian, Mark Wisotzky
THA Members Absent: Mary Rose, Susan Todd
Others Present: Katherine Black, Kevin Grunwald, Michelle Jarusiewicz, Claudia Tuckey

[The item numbers below refer to item numbers in the meeting agenda previously distributed by Mr. Brotman.]

1) Mr. Brotman called the meeting to order at 4:25 pm, and called for public comments. Michelle Jarusiewicz, Provincetown's Community Housing Specialist & Grant Administrator, provided a brief overview of Ptown programs, including:

- details of a new unit they're offering
- encouragement to attend next month's housing program in Barnstable
- the Ptown Housing Playbook, which she left copies of for Authority members

Mr. Brotman noted that with CPA funding approved by recent Town Meetings in Truro and Wellfleet, the hope is that we will begin to be able to do similar things.

2) The Minutes from the Thursday, April 14, 2016 meeting had been previously distributed. Hardcopies were distributed to Authority members, and were read and approved unanimously.

3) Katherine Black provided a thorough, spirited discussion of her experiences with the AADU application process. The process has been complex and time-consuming. Some of the requirements seemed materially more challenging when compared to the requirements to add the same amount of space to an existing property. Some of the issues were discovered because this is the first time the Truro AADU bylaw has been employed. Members of the Authority applauded Katherine for her perseverance in working through the issues – her experiences, and her willingness to share them with the Authority and with other AADU applications in the future, is to be commended. Here are some of the issues she discussed:

- requirement for second egress point
- clarity of size limits
- how the AADU tax rebate will be calculated and applied for
- green certification requirements/process

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- additional "separate household" septic requirements
- deed restriction details, e.g. life, reversal process, & process review & frequency
- tax impact of deed restriction terms
- requirements that leases include year-round terms and annual income verification
- requirements for owner certifications via affidavit vs. a simple letter

Side issues not related to Katherine's application:

- Do AADU units go into the Town Affordable housing inventory?
conclusion: "no"
- amnesty programs for potential AADU units that already exist but haven't been approved under the AADA program's terms

Mr. Grunwald commented that it clearly looks like the Town has a process problem with the AADU bylaw, and hoped that reviewing the exercise could help iron out some of the issues.

4) Mr. Brotman reported on a preliminary meeting with Wellfleet's Housing Authority and Local Housing Partnership on April 27 to discuss the Regional Consultant recently approved by both towns' Town Meetings, including preparing the RFP for the position. The meeting included Truro's Town Manager Rae Ann Palmer, Susan Todd, Gary Sorkin, Elaine McIlroy, and Mr. Brotman. One approach to facilitate projects will be to define "projects" using land in both towns, e.g. managing Truro's 4 "Cloverleaf" acres together with 1.7 Wellfleet acres.

5) Mr. Brotman read a draft response to the Correas' letter read at our last meeting, and after supportive discussion, it was approved unanimously.

6) Ms. Tuckey gave a brief update on the upcoming Council on Aging survey.

Finally, the next THA meeting was set for 4:15 pm on Thursday June 23, 2016. [Ed. note: This meeting was subsequently moved to Thursday, July 14, 2016.]

The meeting ended at 5:30 pm.

Respectfully submitted,



Jay Vivian, THA Clerk & Secretary

